KNAPP TRACT

Box .....
Index No. .....

This Abstract MUST be returned at once to
JAS. A. CLAYTON & CO.

ABSTRACT OF TITLE
OF PROPERTY OF

Knapp Tract

6/100

Abstract of Title

TO

The Knapp Tract.
Pueblo Tract No. 1.

COUNTY OF SANTA CLARA
STATE OF CALIFORNIA,
As shown by the Records of said County.

Dated Jan. 18. 1896

Made at the request of
J. A. Clayton & Co

SAN JOSE
Abstract, Title and Trust Co.
SUCCESSORS TO
Edwards & Pitman AND Pomeroy & Howes.
24 North Second Street,
SAN JOSE, CAL.

Knapp

SAN JOSE
ABSTRACT, TITLE AND TRUST CO.

E. W. CLAYTON. JAS. A. CLAYTON. W. S. CLAYTON.
JAS. A. CLAYTON & CO.
LANDS AND LOANS. INVESTORS OF CAPITAL.
BUY AND SELL REAL ESTATE ON COMMISSION.
16 WEST SANTA CLARA STREET.
Tel. No. 217.

1/50

In answer to yours of

San Jose, Cal., Jany 1897

Heirs & owners of Knapp Tract-

			originally	
✓ Mary C. Knapp (wife)	dead		1/2 ✓	deeded to Ellard E. & Alcott J. Knapp
Amanda A. Jarman (nee Knapp)			1/20 ✓	Probate or Administrators deed to Mary C. Knapp
Edwin A. Knapp	dead		1/20 ✓	administrator deed to W. S. Clayton
✓ Jesse C. Knapp			1/20 ✓	deeded to Mary C. Knapp join in deed-
✓ Alcott J. Knapp			1/20	
George ✓ B. Knapp	dead		1/20 ✓	deeded in full to Mary C. Knapp
Etta L. Knapp	dead within 2 yrs		1/20	Sole heir. Mary C. Knapp
Hattie ✓ M. Knapp Davidson	dead		1/20 ✓	deeded in full to Mary C. Knapp
Hugh ✓ J. Knapp	dead		1/20 ✓	" " " " Mary C. Knapp
Alma ✓ J. Knapp Flynn	dead		1/20 ✓	" " " " Mary C. Knapp
✓ ~~Elmore~~ Ellard E. Knapp born 1875			1/20 ✓	will join in deed.

Subject to Mtg to D. Jacks-

III II II

III III.

Abstract of Title.

T O

All that real property situate in the County of Santa Clara, State of California, being a part of Pueblo Tract No.1 of the Pueblo Lands of the City of San Jose bounded and described as follows, to wit:

Bounded Easterly by Alum Rock Park Avenue, Southerly by lands of Huyck, Westerly by lands of Spence, Shuart Raggio and White, and Northerly by lands of White and the City Park Reservation, and being all that tract or parcel of land lying Westerly of said Alum Rock Park Avenue, conveyed by A.Pfister as Mayor of the City of San Jose, to Samuel Knapp, now deceased, by deed dated August 7th 1872, recorded in Liber 10 of Deeds at page 421, records of Santa Clara County, containing 90 acres of land, more or less.

Subsequent to August 7th 1872.

A B S T R A C T

OF THE

P U E B L O T I T L E

Derived under the Act of the Legislature of the

S T A T E O F C A L I F O R N I A

Through The

COMMISSIONERS OF THE FUNDED DEBT

Of The

CITY OF SAN JOSE.

- - - - - - - ÷ - - - - - - -

H I S T O R Y.

The Mayor and Common Council of the City of San Jose, claimants for lands described by boundaries, granted July 22nd 1778, by Felipe de Neve, Governor of the Province of Upper California, to the Pueblo of San Jose de Guadalupe.

Claim filed July 14th 1852. Comfirmed by the Board of Land Commissioners February 5th 1856. Appeal taken August 6th 1857. Confirmed by the District Court, November 26th 1859. Appeal on behalf of the U. S. granted February 16th 1860. Decree of Final Confirmation entered in the U. S. District Court June 13th 1866.

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

STATUTES of 1856- Chapter CXXXVI.

An Act to authorize the Funding of the Debt of the City of San Jose, and to Provide for the Payment of the same.

(Approved April 19, 1856)

STATUTES of 1858- Chapter CCXXXIII.

An Act to authorize the Funding of the Unfunded Debt of the City of San Jose, and to Provide for the Payment of the same.

(Approved April 21st 1858).

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REFERENCE TO PROCEEDINGS OF THE BOARD OF TRUSTEES OF THE CITY OF SAN JOSE.

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May 17th 1858- Resignation of Thomas Fallon accepted. (Page 265).

June 10,1858- Election of S. O. Houghton to fill vacency created by resignation of Thomas Fallon. (Page 266)

June 16,1858- Bond of William Daniels, James C. Cobb and Sherman O. H Houghton, in the penal sum of $15,000.00 filed. (This Bond is not approved by any person or Court).

Oath of office taken before J. R. Weller, J.P. (of Milpitas Township) June 11th 1858.

August 2, 1858- The "Ordinance to carry into effect the Act concerning the Funding of the Unfunded Debt of the City of San Jose, approved April 21, 1858," was taken up, amended and adopted. (Page 269)

The CITY of SAN JOSE,

By Peter O. Minor, President of the Board of Trustees,

TO

William Daniels, James C. Cobb, and Sherman O. Houghton.

Commissioners of the Funded Debt of the City of San Jose.

D E ED.

Dated Aug. 4, 1858.

Cons. Premises.

WHEREAS, William Daniels, James C.Cobb and Sherman O.Houghton have duly qualified as Commissioners of the Funded Debt of the City of San Jose, in accordance with the requirements of an Act of the Legislature of the State of California, approved April 21, 1858, entitled "An Act to Authorize the Funding of the Unfunded Debt of the City of San Jose, and to provide for the payment of the same; and

Whereas, the Board of Trustees of the City of San Jose did, on August 2, 1858, by an ordinance passed by them and duly approved, August 2, 1858, authorize, empower and direct P. O. Minor, President of the Board of Trustees, to make, execute, acknowledge and deliver to said Commissioners a deed of conveyance, conveying to said Commissioners all the property and rights, titles and interest in property belonging to said City, together with the lands and rights in lands or claims to the same, or owned by the former Pueblo de San Jose de Cuadalupe, and all the Pueblo rights of said Pueblo, in Trust for the payment of the debts of said City:

NOW, THEREFORE, I, Peter O. Minor, President of the Board of Trustees of the City of San Jose, in behalf of said City, by virtue of the authority conferred upon me by said ordinance, in consideration

of the premises, grant, bargain, sell and convey unto William Daniels James C. Cobb and S. O. Houghton, Commissioners of the Funded Debt of the City of San Jose, and to their successors in office, all those certain lands lying in the County of Santa Clara, State of California to wit: All the property and rights, titles and interests in property belonging to said City, together with the lands and rights in lands, or claims to the same, held or owned by the former Pueblo de San Jose de Guadalupe, and all the Pueblo rights of said Pueblo, upon trust, to sell and dispose of the same in such manner as they may deem the best interests of said City requires, and apply all the moneys which shall be received by them from the sales of said lands to the payment of the Funded Debt of the City of San Jose, after paying the necessary expenses of said Board of Commissioners.

Acknd Aug. 23, 1858.

Before John B. Hewson, County Clerk

Santa Clara County.

Recorded Sept. 4, 1858.

Liber "L" of Deeds, Page 672.

REFERENCE TO THE STATUTES OF THE STATE OF CALIFORNIA.

STATUTES of 1859- Chapter XCII.

An Act supplementary to and amendatory of "An Act to Authorize the Funding of the Unfunded Debt of the City of San Jose, and to provide for the payment of the same, " approved April 21st 1858.

(Approved March 7th 1859)

REFERENCE TO PROCEEDINGS of the COMMON COUNCIL of the CITY of SAN JOSE.

May 2, 1859- Resignation of William Daniels as one of the Board of Commissioners of the Funded Debt, offered and accepted. (Page 265)

May 9, 1859- Clerk instructed to present resignation of William Daniels, and request him (Daniels) to direct it properly. (Page 296)

May 14, 1859- Wm. Daniels released from his bond as one of the Commissioners of the Funded Debt. (Page 298)

June 6, 1859- Lawrence Archer elected to fill vacancy created by resignation of William Daniels. (Page 300)

June 24, 1859- Bond of James C. Cobb, Sherman O. Houghton and Lawrence Archer, in penal sum of $15,000.00 (No endorsement or memorandum of filing).

Oath of Office annexed, sworn to before Thomas Fallon, Mayor, June 24, 1859.

February 3, 1861- Resignation of Mr. Archer as a member of the Board of Fund Commissioners was accepted and Judge Daniels unanimously chosen to fill the vacancy. (Page 376)

February --, 1861- Bond of J. C. Cobb, S. O. Houghton and Wm. Daniels. Oath of office taken by Daniels before R. B. Buckner, Mayor of the City of San Jose.

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

STATUTES of 1862- Chapter CXXVI.

An Act supplementary to an Act entitled, "An Act to Authorize the Funding of the Unfunded Debt of the City of San Jose, and to Provide for the payment of the same, approved April 21st 1858".

(Approved April 8th 1862)

STATUTES of 1863- Chapter CXLII.

An Act to amend an Act entitled, "An Act to authorize the Funding of the Unfunded Debt of the City of San Jose, and to Provide for the payment of the same, approved April 21st 1858".

(Approved April 6th 1863)

REFERENCE TO PROCEEDINGS of the COMMON COUNCIL of the CITY of SAN JOSE.

November 14, 1864- Resignation of S. O. Houghton, one of the Commissioners of the Funded Debt of the City of San Jose, presented and laid over. (Page 241)

November 15,1864- Resignation of S. O. Houghton as one of the Board of Commissioners of the Funded Debt of the City of San Jose, accepted. Ordinance passed and approved, appointing Francis E. Spencer a Commissioner of the Funded Debt of the City of San Jose. (Page 242)

Nobember 25, 1864- Bond of Wm. Daniels, James C. Cobb and Francis E. Spencer in the penal sum of $15,000.00 Oath of office (of all) appended, sworn to before Jas. A. Clayton, County Clerk of Santa Clara County

REFERENCE to STATUTES of the STATE of CALIFORNIA.

STATUTES of 1866- Chapter XXIX.

An Act to Abolish the Board of Commissioners of the Funded Debt of the City of San Jose.

(Approved January 17, 1866)

Francis E. Spencer, James C. Cobb and
William Daniels, Commissioners of the
Funded Debt of the City of San Jose,

TO

The Mayor and Common Council of the City of San Jose,
and their successors in office,

D E E D.

Dated Jan. 26, 1866.

Consideration- Authority Conferred and $1.00

WHEREAS, All of the indebtedness of the City of San Jose which existed on the 21st day of April 1858, and all of the indebtedness of said City, which was authorized to be funded by virtue of an Act approved April 21st 1858, has been fully paid; and

Whereas, the Legislature of the State of California passed "An Act entitled, an Act to abolish the Board of Commissioners of the Funded Debt of the City of San Jose," approved January 17th 1866, wherein it is expressly provided that said Commissioners, or a majority thereof, are required to convey to the "Mayor and Common Council of the City of San Jose", on the application of the Mayor thereof, all the property and rights, titles and interests in property belonging to said Commissioners, together with lands and rights in lands or claims to the same held or owned by the former Pueblo de San Jose; and,

WHEREAS, the said Mayor of the City of San Jose did, January 25th 1866, make a demand on said Board of Commissioners of the Funded Debt requiring said Board to make, execute and deliver a proper deed of conveyance from said Board to said Mayor and Common Council, of all the property, rights, titles and interests in property belonging to

said Commissioners which remained in their hands unsold on the 17th day of January A. D. 1866.

NOW THEREFORE, do grant, bargain, sell and convey unto the " Mayor and Common Council of the City of San Jose," and their successors in office, in trust, for the use and benefit of said City and the citizens thereof, all those certain lands lying in the County of Santa Clara, State of California, to wit:

All property belonging to said Commissioners as such rights, titles and interests in all the lands and claims to any and all the lands held or owned by the former Pueblo de San Jose de Guadalupe, meaning thereby all the right,title, claim and interest in the property and lands aforesaid acquired by said Board of Commissioners by a certain deed of conveyance to said Board, made and executed by P. O. Minor as President of the Board of Trustees of the City of San Jose, dated on the 4th day of August A. D. 1858, and recorded in Book L of Deeds, Page 672, etc., in the office of the Recorder of the County of Santa Clara, excepting from this conveyance, however, all such lands as may have been heretofore sold to private persons by said Commissioners.

Acknd Feb.3, 1866.

Before Charles G. Thomas, N..P.

Recorded Feb. 6, 1866.

Liber U of Deeds, Page 589.

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

An Act to Re-incorporate the City of San Jose.

(Approved March 17th 1866.)

The United States of America

To

The Mayor and Common Council
of the City of San Jose,
their successors and assigns.

PATENT.

Dated June 4,1884.

Do give and grant unto the said Mayor and Common Council of the City of San Jose, their successors and assigns, the tract of land embraced and described in the foregoing Survey (embracing within its exterior boundaries the premises under search)

To Have and To Hold, &c.

(signed) By the President,

(Seal) Chester A. Arthur.

By Wm. H. Crook, Secretary.

Recorded Vol. 12 pp. 341 to 426 inclusive.

S.W. Clark, Recorder of the General Land Office.

Recorded July 11,1884.

Liber D of Patents Page 12.

Records of Santa Clara Co. California.

A. Pfister

As Mayor of the City of San Jose, for and on behalf of the Mayor and Common Council of said City of San Jose,

TO

Samuel Knapp,

DEED

Dated Aug. 7, 1872

Consideration---Premises, and $ 334.00

Certified copy of Ordinance passed by the Mayor and Common Council of the City of San Jose, Augt. 5, 1872, approved Augt. 6, 1872, authorizing the sale of Pueblo Lands to Samuel Knapp, set forth at length, authorizing and directing the Mayor of said City to sell and convey to Samuel Knapp on payment to the City Treasurer of the sum of Three hundred and thirty four dollars, the following described tract or parcel of land, being a portion of the Pueblo Lands of the City of San Jose, to wit: All that certain tract or parcel of land lying and being in the _____, County of Santa Clara, in the State of California, and

Commencing at a stake standing on Eastern line of Pala Rancho which said stake forms the corner between Huyck, Knapp and the said Pala Rancho, and thence running along the Eastern line of said Rancho N 23° W. 4.54 chs to a stake: thence N 69° E 2.43 chs to a stake: thence N 53° 45' W 4.71 chs to a stake of the Eastern line of the Pala Rancho: thence along said Eastern line N 23° W 27.71 chs to a stake standing in a fence on the left bank of the Penitencia creek; thence along said fence N 74° 15' E 4.40 chs to a live oak tree marked P.P.1. standing on the Southern line of the City Reservation: thence following said line of the City Reservation N 74° 30' E 7.27 chs to a white oak stake marked P.P.2: S 64° 30' E 8.50 chs to a white oak tree marked P.P.3: S 32° 45' E 4.60 chs to a white oak tree marked P.P.4: S 86° E 7.90 chs to a white oak

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tree marked P.P.5: S 59° 45' E 10.68 chs to a white oak tree marked P.P.6: S 74° 30' E 11.05 chs to a live oak tree marked P.P.7: and S 89° 45' E 1.73 chs to an old stump: thence S 22° E 4.80 chs to a stake standing on the line between the lands of Huyck and Knapp: thence along the said line between Huyck and Knapp's lands, S 56° W 23.00 chs to a stake: S 72° 45' W 4.87 chs to a stake: and S 82° 45' W 15.52 chs to the place of beginning. Containing 107.14 acres.

Courses true. Mag. Var. 16° 45' East.

Recites Ordinance, a certified copy of which is hereto attached, and is hereby referred to and made a part of this indenture.

Now, therefore, in consideration of the premises and the sum of Three Hundred thirty four dollars, etc., said party of the first part, for and on behalf of said Mayor and Common Council of the City of San Jose, doth bargain, sell, release, remise and convey to the said party of the second part, and to his heirs and assigns forever, all that certain piece or parcel of land situate lying and being in the ....., County of Santa Clara, State of California, and bounded and described as in said Ordinance is set forth, which said certified copy of said Ordinance is hereby referred to for a full description of said premises.

Provided, always, that all covenants of warranty are hereby expressly excluded herefrom.

SEAL OF CITY OF SAN JOSE

In Witness Whereof, the said party of the first part, as such Mayor, has hereunto set his hand and seal, and has caused to be affixed the corporate seal of said City of San Jose, the day and year first above written.

A. Pfister, [L. S.]
Mayor of the City of San Jose.

Acknowledged Sept. 7, 1872.
Before Jas. R. Lowe Jr. N. P.

Recoreded Sept. 7, 1872.

Liber 10 of Deeds, Page 421.

Samuel Knapp

To

Edward Doty.

MORTGAGE.

Dated Augt.7,1872.

Covers premises under search.

To secure the payment of $400.

Recorded Sept.7,1872.

Book 3 Mortgages Page 419.

Marginal Entry-

Satisfied and discharged in full this fourth day of June A.D.1873.

Edward Doty.

Attest- D.C.Bailey,

County Recorder.

In the Probate Court, County of Santa Clara, State of California.

In the Matter of the Estate

of

Samuel Knapp, deceased.

Probate.

Estate No.1055. Reg.C page 660.

1877

May 24 Petition of Mary C. Knapp for Letters of Administration filed, Shows:

That Samuel Knapp died on or about May 17,187 in the County of Santa Clara,State of California,and at the time of his death was a resident of said County and State,and left estate therein,consisting of real and personal property,of character and value as follows:

A farm of 104 acres in San Jose Township, County of Santa Clara,Cal. on the "Alum Rock Avenue" 5 miles East of the City of San Jose, of the value of $4000. (and certain personal property of the value of $550.

That the estate and effects do not exceed the value of $5000.

That the next of kin and heirs at law of deceased are Amanda A.aged 23,residing in San Francisco; Edwin A.aged 21 years; Jessie C.aged

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1877	18 years; Olcot J. aged 17 years: George B. aged 15 years: Etta L. aged 12 years: Hattie M. aged 9 years: Hugh J. aged 7 years: Alma I. aged 4 years: Elmore E. aged 2 years: and your petitioner, his wife, all residing in the County of Santa Clara, State aforesaid. That due search and inquiry have been made to ascertain if deceased left any will, but none has been found and said deceased died intestate That petitioner is the wife of decedent, and entitled to Letters of Administration. Prays that a day of Court be appointed for hearing petition, and that Letters of Administration issue to petitioner. J. W. Stephenson, Atty for Petitioner.
May 24	Order made filed and entered, appointing Saturday June 9, 1877 at 11 A.M. for hearing petition Notice to be given by the Clerk by posting.
May 24	Clerk's Notices of foregoing hearing issued.
May 24	Affidavit of O.S. May endorsed upon a copy of foregoing Clerk's Notice of hearing of posting copies thereof on May 27, 1877 in three public places (naming them) in County of Santa Clara filed. Duly verified, same day.

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SAN JOSE, CAL.

1877

June 9 Order made, entered and filed, Appointing Mary C. Knapp Administratrix upon taking the oath and filing bond in the sum of $1000.

June 9 Bond of Mary C. Knapp as Administratrix with Cyrus Jones and L.F. Chipman as sureties approved and filed.

June 9 Letters of Administration issued to Mary C. Knapp who duly qualified same day.

June 12 Order made, filed and entered appointing Cyrus Jones, L.F. Chipman and W.H. Wing appraisers.

And further ordered, that above named appraisers, appraise, admeasure and set apart a homestead out of the premises occupied by the family as a homestead.

June 12 Letters of Appraisement issued.

June 30 Inventory and appraisement filed. Shows:

Real Estate situate in Santa Clara Co. California and described as follows, to wit:

(describes same tract of land, as in the deed from the City of San Jose to Samuel Knapp dated Aug. 7, 1872, Liber 10 of Deeds Page 421, first in Abstract set forth, containing 107.14 acres)

1877	Valued at	$3500.00
	Personal Estate	403.00
		$3903.00

And further report to the Court that the lands and premises above described, in the inventory, with dwelling house thereon and improvements were at the time of his death, occupied by him and his family, and since said death has been occupied by his family as a residence and homestead, and that the same does not exceed in value the sum of $5000.

Cyrus Jones and L.F.Chipman, appraisers, qualified and acting.

July 3 Petition for Decree setting apart a Homestead filed. Shows:

That petitioner is the widow of Samuel Knapp deceased and the Administratrix of his estate.

That decedent at the time of his death was a resident of the County of Santa Clara, and left estate real and personal therein:

Recites the issuance of Letters of Administration to petitioner on June 9, 1877, and the filing of an Inventory and appraisement of said estate.

That a certain quantity of land hereinafter described, with the dwelling house thereon and its appurtenances was at the time of the death

1877 of deceased, and for a long time prior thereto, occupied by deceased and his family as and for a homestead. That since the death of said deceased, your petitioner and the minor children of petitioner and deceased (naming them) have been residing upon and now are in the actual occupation and possession of said premises.

That said land and premises does not exceed in value the sum of $5000. and was appraised with all the improvements thereon, at the sum of $3500. and refers to said Inventory and appraisement and report of appraisers and is made part of this petition.

That no selection, designation or recording of the land and premises hereinafter described as and for a homestead was ever made by said deceased, and your petitioner, or either of them, during the life time of deceased.

That the whole of said land and premises was acquired by deceased and petitioner, since their marriage, and

(describes premises same as in the deed from the City of San Jose to Samuel Knapp, first in this Abstract set forth)

Prays that a day be set for hearing objections to report of Appraisers and that the report of said appraisers be confirmed.

1877	Petition duly verified by petitioner.
July 3	Order made, entered and filed, appointing Saturday July 14th 1877 at 11 A.M. for hearing report of appraisers, ten days notice to be given by the Clerk by posting.
July 3	Clerk's Notices of foregoing hearing issued.
July 3	Affidavit of O.S.May filed, of posting copies of Notice of the hearing of report of appraisers on July 3d 1877 in three public places (naming them) in County of Santa Clara. Duly verified July 3d 1877.
July 14	Petition for order of Sale of personal property, filed.
July 14	Decree setting apart a homestead made and entered (filed July 28, 1877) Recites: That this matter came on to be heard on July 14, 1877 upon the report filed herein June 30, 1877 and the petition filed July 3d 1877 and proof having been made of the service of notice upon persons interested, and no objections being made or filed: And it having been satisfactorily proven to the Court, That all the allegations of Mary C. Knapp as set forth in her petition of July 3d 1877 are true, and that said report of said ap-

1877 praisers is true and correct, said report is hereby approved and confirmed, and said petition is hereby granted and allowed, and said tract of land described as follows:

(describing same tract of 107 14/100 acres as in the deed from the City of San Jose to Samuel Knapp first in this Abstract set forth) together with the dwelling house thereon and its appurtenances, is hereby selected, designated and set apart for the use of the family of said Samuel Knapp deceased, as and for a homestead, and it is ordered that the same shall not be subject to further administration, and that a certified copy of this decree be recorded in the office of the County Recorder of Santa Clara County, Cal.

Note: A certified copy of the foregoing decree setting apart a Homestead recorded in the County Recorder's office July 3d 1877 in Liber D of Homesteads page 2.

Subsequent proceedings are not shown only as follows:

On Aug. 4th 1877 a decree was entered, showing that due and legal notice to creditors was given, based upon on affidavit filed, showing four weeks publication of said notice, and on Jany. 19 1878, upon due proceedings had, the final ac-

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count of said Administratrix was settled, allowed and approved and Administratrix discharged.

Mary C. Knapp

To

Jane Templeton.

MORTGAGE.

Dated August 4,1877.

To secure the payment of $300.

Mortgages all the right,title and interest of the said Mary C.Knapp in and to 107.14 acres of the Pueblo Tract No.1. being property under search.

Recorded Augt.4,1877.

Liber 26 Mortgages Page 597.

Satisfied in full on margin of record May 6th 1881,by
her
Jane x Templeton
mark

Attest- H.W.Stephens, Recorder.

By F.J. Saxe, Dept.

Mary C. Knapp

To

F. Gambert

Trustee for Lemoine, Gambert & Co.

MORTGAGE

Dated Nov. 15, 1880.

Covers premises under search.

To secure the payment of $675.

Recorded Nov. 16, 1880.

Book 39 of Mortgages Page 257.

Marginal Entry-

Satisfied in full this 15th day of October 1883.

J.P. Lartigan

F. Lemoine

J. Turel

J. Delmaestro.

by J.P. Lartigan, their attorney in fact.

Attest:

J.M. Pitman, Co. Recorder.

By Geo. Fetherston, Dpty.

The above mortgage is assigned by Felix Gambert to Francois Lemoine, Jean Turel, J.P. Lartigan and G. Delmaestro by assignment of mortgage duly recorded in Book B Assignments Mortgages Page 286, Records of Santa Clara County.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

In the Superior Court, County of Santa Clara, State of California,

In the Matter of the Estate
and Guardianship
of
Mattie M. Knapp
Joshua Knapp
Alma I. Knapp and
Ellard E. Knapp, Minors.

PROBATE.

Estate No.1558. Reg.E page 3.

1883

Aug.11 Petition of Mary C.Knapp for appointment of Guardian,filed. Shows:

That petitioner is the mother of (above named minors,naming them) minor children of petitioner and Samuel Knapp,now deceased.

That said minors have no guardian legally appointed by will and are residents of Santa Clara County,and have estate therein which needs the care and attention of some fit and proper person.

That they have an interest in that certain tract of land lying and being situate in Santa Clara County upon the Alum Rock Road,known as the Knapp Homestead,and particularly described

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in the decree of the Probate Court setting the same apart as a Homestead made and given on July 28th 1877 now on file in the County Clerks office of said County.

That said Mattie M.Knapp is of the age of 15 years, Joshua Knapp 13 years, Alma I.Knapp 11 years, Ellard E.Knapp 9 years, and are at present under the care of petitioner.

That the only relatives of said minors residing in said County of Santa Clara, are their mother Mary C.Knapp, their brothers O.J.Knapp George B.Knapp and their sister Etta L.Knapp.

Prays that L.F.Chipman a fit and proper person or such other person as the Court may designate be appointed guardian of the persons and estates of said minors.

(sgd) Mary C.Knapp
By C.D.Wright, her Atty.

Aug.11 Order made, filed and entered. That personal notice of said application be given to said Mary C.Knapp, O.J.Knapp, George B.Knapp and Etta L.Knapp by citation at least five days before Aug.17th 1883 requiring said parties to appear before said Superior Court on said Aug. 17, 1883 at 2 P.M. to show cause why said L.F. Chipman should not be appointed such guardian.

Record 21 p.625.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1883

Aug.11 Citation issued.

Aug.17 Order entered continuing hearing to Aug.31, 1883. Record 2 p.632.

Aug.31 Order entered continuing hearing to Sept.7, 1883. Record 22 p.16

Sep.7 Citation returned and filed, with endorsement thereon as follows:

"We the undersigned relatives of said minors residing in Santa Clara County, hereby acknowledge service of the within and foregoing citation this 11 th day of August 1883, and hereby consent to the appointment of the guardian of said minors as prayed for in the petition herein.

O.J.Knapp
G.B.Knapp
Etta L.Knapp
Mary C.Knapp"

And following above, is affidavit of Mary C.Knapp as to the genuineness of signatures of O.J. Knapp, G.B.Knapp, and Etta L.Knapp signed to foregoing acknowledgment of service of citation.

Sep.7 Order made, filed and entered appointing L.F. Chipman Guardian of the persons and estates of

1883	said minors, upon taking the oath and giving bond to each of said minors in the penal sum of $100.
	Record 22 p.40.
Sep.12	Bond of L.F.Chipman as guardian of Mattie M. Knapp approved and filed.
Sep.12	Bond of L.F.Chipman as guardian of Joshua Knapp- approved and filed.
Sep.12	Bond of L.F.Chipman as guardian of Alma I. Knapp approved and filed.
Sep.12	Bond of L.F.Chipman as guardian of Ellard E. Knapp approved and filed.
Sep.21	Letters of Guardianship issued to L.F.Chipman who duly qualified same day.
Oct.9	Order made, filed and entered, appointing J. Deacle, W.Kingsbury and D.Heller Appraisers.
	Record 22 p.181.
Oct.10	Letters of Appraisement issued.
Nov.6	Inventory and appraisement filed. Shows:
	Real Estate
	An undivided one twentieth each of that certain piece of land bounded East by the Alum Rock Road, North by lands of the City of San Jose,

1883 known as the Reservation, on the West by lands of Gashwilder and on the South by lands of A.L. Huyck. Containing 98 1/7 acres.

Valued at $3435.00

Also an undivided one twentieth each in that other piece of land bounded North and East by lands of E.O. Smith, South by lands of A.L. Huyck and West by the Alum Rock Road, containing 14 acres of land.

Valued at $420.00.

All of the appraisers qualified and acting.

Apl 14/48

Mary C. Knapp

To

William Hatton.

MORTGAGE.

Dated Oct.10,1883.

To secure payment of $1000. in three years.

Covers (107.14 acres Pueblo Tract No.1 conveyed by the City of San Jose to Samuel Knapp, Book 10 Deeds page 421.

Recorded Oct.11,1883.

Book 52 Mortgages Page 517.

Satisfied in full on the margin of the record Feby.26, 1887 by Wm. Hatton and attested by the County Recorder.

Mary C. Knapp

To

M. A. Coolidge.

MORTGAGE.

Dated Oct.12,1886.

To secure payment of $1000.in three years.

Mortgages (an undivided 6/10 of 107.14 acres conveyed by the City of San Jose to Samuel Knapp, Liber 10 of Deeds Page 421.)

Recorded Oct.15,1886.

Book 68 Mortgages Page 49.

Satisfied in full on the margin of the record July 20th 1888 by Mary A.Coolidge and attested by the County Recorder.

M. C. Knapp

To

Mary Ann Coolidge.

MORTGAGE.

Dated June 2,1887.

To secure the payment of $500.00.

Mortgages premises (same as in Liber 52 of Mortgages page 517, Knapp to Hatton)

Recorded June 2,1887.

Book 71 Mortgages Page 325.

Satisfied in full on the margin of the record July 20, 1888 by Mary A. Coolidge, and duly attested by County Recorder.

Mary C. Knapp

To

James B. Capp .

Receipt.

Dated Aug. 24, 1887.

Received San Jose August 24th 1887,
From James B. Capp, the sum of $300. in gold coin on August 17th 1887 being as a deposit and part payment on account of bargain and sale made to him on August 17th 1887 day to a certain lot, tract or parcel of land lying situate and being in the County of Santa Clara, State of California and bounded and described as follows,
20 acres of land part of the Knapp place, joining the City reservation, said 20 acres to be set apart by Mrs. Knap when map of the land is made. This sale is made in accordance with a written contract signed by Mary C. Knapp, said land having been sold to said Capp this day for the sum of $3000.00 in Gold coin, the balance to be paid as soon as title can be given which is to be on or before four months. The cash to be paid upon delivery of Deed and perfect title is given from August 17th 1887 or this deposit to be forfeited without recourse. Title to prove good or no sale, and this deposit to be returned. The said deposit is to remain in the hands of James A. Clayton, the agent making this sale, until the title passes. And he is authorized to return

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SAN JOSE, CAL.

the same to the buyer if the title is defective.

Mary C. Knapp

By James A.Clayton.

James A. Clayton,

Real Estate Agent.

Acknd. Aug.25,1887.

By James A.Clayton

Before Guy H.Salisbury N.P.

Recorded Aug.25,1887.

Liber N of Miscellaneous Page 468.

Mary C. Knapp

To

Catherine Harkins.

MORTGAGE.

Dated April 23, 1888.

Mortgages same interest in the same premises described in the mortgage last hereinbefore shown from Mary C. Knapp to Mary A. Coolidge.

To secure the payment of $3000.00.

Recorded April 28, 1888.

Book 81 Mortgages Page 462.

The above mortgage released in full on the margin of the record Oct. 17, 1890 by Catherine Harkins and duly attested by County Recorder.

Mary C. Knapp

Jesse C. Knapp

Olcott J. Knapp

George B. Knapp

Elta L. Knapp

Hattie M. Knapp,

Hugh J. Knapp

Alma I. Knapp and

Ellard E. Knapp

To

Sophia M. Rivers.

MORTGAGE.

Dated Oct.8,1890.

Mortgages same 107.14 acres of land set forth and described at length in the deed from the City of San Jose to Samuel Knapp first herein shown.

To secure the payment of $5000.00 three years after date with interest at the rate of 8 1/2 per cent per annum,payable semi annually or to compound. The privilege reserved of paying this note at any time before due by paying principal,interest and three months interest in advance.

Ellard E. Knapp (seal)

Mary Knapp (seal)

Ellard - Knapp

By Mary C.Knapp,Guardian (seal)

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Jessie C. Knapp (seal)

O. J. Knapp (seal)

Geo. B. Knapp (seal)

Hugh J. Knapp (seal)

Alma I. Knapp (seal)

Hattie M. Knapp (seal)

Acknd. Oct. 11, 1890.

Before Will S. Clayton N.P.

Recorded Oct. 14, 1890.

Book 94 of Mortgages page 419.

The above Mortgage assigned by Sophia M. Rivers to David Jacks by assignment of mortgage duly executed and acknowledged Oct. 15, 1890 and recorded Oct. 15, 1890 in Book E of Assignments of Mortgages Page 491.

Released in full by written release executed by David Jacks Feby 26, 1896 recorded Feby 29, 1896 in Book "O" Releases of Mortgages Page 549

Entered by San Jose Abstract Company

Howes Searcher

Thomas J. Davidson

To

Hattie M. Knapp .

Marriage Certificate.

Dated Dec.22,1892.

J.O. McClurkan, Minister of the Gospel certifies that he joined in marriage above named parties on Dec. 21,1892.

Recorded Dec.29,1892.

(with copy of License annexed)

Liber K of Marriage Certificates page 290.

Michael H. Flynn

To

Alma I. Knapp.

Marriage Certificate.

Dated Jany.3,1893.

John D.Walshe S.J. Assistant Rector St.Joseph's certifies that he joined in Marriage above named parties on above mentioned date.

Recorded Jany.26,1893.

(with copy of License annexed)

Liber K Marriage Certificates page 313.

Superior Court

of the

County of Santa Clara.

In the Matter of the Estate

of

Edwin Alonzo Knapp, Deceased.

Reg.H page 287. Estate 3093.

1893

Aug.10 Petition of Mary C.Knapp (widow) for Letters of Administration, filed.

Shows: That Edwin Alonzo Knapp died on or about Sept.12,1877 in the County of Santa Clara State of California being at the time of his death a resident of said County, and leaving estate therein consisting of real property.

That the value and character of said property are as follows, to wit:

An undivided 1/20 interest in and to the Knapp Ranch so called, situate in the County of Santa Clara, State of California, and being a part of Pueblo Tract No.1 of San Jose, particularly described in the Exhibit hereto attached marked "A"

That the estate and effects do not exceed the value of $500.00.

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1893 That the next of kin and heir at law of said deceased is his mother this petitioner, aged 63 years, residing at San Jose, Santa Clara Co. State of California,

That due search and inquiry have been made to ascertain if said deceased left any will and testament, but none has been found, and according to the best knowledge, information and belief of petitioner said deceased died intestate.

That petitioner is the mother of said deceased and therefore entitled to Letters of Administration.

Prays for Letters of Administration &c.

Dated Aug. 10, 1893.

(sgd) Mary C. Knapp.

B. L. Ryder,

Atty for Petitioner.

Exhibit "A" to foregoing Petition.

Commencing at a stake standing on the Eastern line of Pala Rancho, which said stake forms the corner between Huyck, Knapp and the said Pala Rancho and thence running along the Eastern line of said Rancho, N 23° W 4.54 chs to a stake thence N 69° E 2.43 chs to a stake: thence N. 53°45' W 4.71 chs to a stake on the Eastern line of the Pala Rancho: thence along said Eastern line N 23° W 27.71 chs to a stake standing

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in a fence on the left bank of the Penitencia Creek; thence along said fence N 74° 15' E 4.40 chs to a live oak tree marked P.P.1. standing on the Southern line of the City Reservation; thence along said line of the City Reservation N 74° 30' E 7.27 chs to a white oak stake marked P.P.2. S 64° 30' E 8.50 chs to a white oak tree marked P.P.3; S 32° 45' E 4.60 chs to a white oak tree marked P.P.4. S 86° E 7.90 chs to a white oak tree marked P.P.5. S 59° 45' E 10.68 chs to a live oak tree marked P.P.6; S 74°30' E 11.05 chs to a live oak tree marked P.P.7 and S 89° 45' E 1.73 chs to an old oak stump; thence S 22° E 4.80 chs to a stake standing on the line between the lands of Huyck and Knapp; thence along the said line between Huyck and Knapp's lands S 56° W 23 chs to a stake; S 72° 45' W 4.87 chs to a stake and S 82° 45' W 15.52 chs to the place of beginning.

Containing 107.14 acres.

Courses true. Mag. Var. 16° 45' E.

Aug.10 Clerk's Notice showing appointment of Sept. 1,1893 for hearing upon said Petition,filed.

Aug.10 Affidavit of John Varcoe of posting on Aug.10 1893 exact and true copies of the Notice of time and place appointed for hearing upon said

1893 Petition in three of the most public places in the County of Santa Clara (naming them) filed.

Sep. 27 Order appointing Administratrix, filed.

On the First day of September 1893 at 10 o'clock A.M. in open Court came up for hearing the petition of Mary C. Knapp for Letters of Administration on said Estate and proof being made that notice of this hearing has been given according to law, that Edwin Alonzo Knapp died intestate on the 12th day of September 1877 at San Jose Cal. that he was a resident of Santa Clara County, in this State, at the time of his death and left real estate in this said County and State and that said petitioner is entitled to Letters of Administration.

It is Ordered that said Mary C. Knapp be and she is hereby appointed Administratrix of the Estate of said deceased and Letters of Administration are directed to issue to her upon taking the oath and giving a bond according to law in the sum of $200.00.

Dated Sept. 27, 1893.

(sgd) John Reynolds,
Superior Judge.

Recorded in Pro. Rec. 44 page 106.

Oct. 12 Bond of Administratrix approved and filed.

Recorded Book F Bonds page 372.

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1893

Oct.12 Letters of Administration (with oath annexed) issued to Mary C.Knapp and filed.

Recorded Book E Letters page 433.

1894

Aug.27 Order of publication of Notice to Creditors in some newspaper printed and published in the County of Santa Clara,at least once a week for four weeks,made,entered and filed.

Pro.Rec.44 p.400.

Dec.10 Order appointing D.W.Miller, Allen Marshall, F.S.Wheeler Appraisers made entered and filed.

Pro.Record 44 p.281

1895

Jan.11 Inventory and Appraisement filed.

Real Estate.

First: An undivided 1/20 interest in and to that parcel of land situate in the County of Santa Clara State of California,and described as follows:

(same as in Exhibit "A" to Petition for Letters of Administration) Save and except the Alum Rock Road and also the 14 acre tract lying East of said Alum Rock Road which said 14 acre tract is next hereinafter described.

Taid tract of land above described lies West of said Alum Rock Road and is known as and call-

1895 ed the Knapp Ranch.

Appraised at $600.oo.

Second: An undivided 1/20 interest in and to that parcel of land situate in the County of Santa Clara, State of California, and described as follows, to wit:

Being a part of the "Pueblo Tract No.1" and bounded Northerly and Easterly by the lands of E.O.Smith, known as the "Avenue Rancho", South by the lands of A.L.Huyck and Westerly by the Alum Rock Road, containing 14 acres of land more or less and being all the land of the 107.14 acre tract formerly belonging Samuel Knapp now deceased lying East of said Alum Rock Road.

Appraised at $400.oo

Total appraised value $1000.oo

The estate mentioned in the foregoing Inventory is separate property of said deceased.

(duly verified)

Oct.24 Petition for Order of sale of real estate, filed.

Recites previous proceedings had in said estate and shows:

That no personal property has come into the possession of petitioner and that there is no personal property belonging to said estate.

1895

That there are no debts outstanding against said deceased so far as can be ascertained by your petitioner.

That the debts, expenses and charges of Administration already accrued amount to the sum of $55. That the debts, expenses and charges of Administration that will or may accrue during the administration are estimated by your petitioner at the sum of $95.

That a full description of all the real estate of which deceased died seized or in which he had any interest is an undivided one twentieth interest in and to that certain piece or lot of land situate in said Santa Clara County, described as follows, to wit:

(describes same 107.14 acre tract as in deed from the City of San Jose to Samuel Knapp, Liber 10 of Deeds page 421.)

That all the heirs of said deceased have heretofore sold, conveyed and parted with all their right, title and interest in and to all the above described tract of land now lying East of the Alum Rock Avenue and described as follows:

Bounded Northerly and Easterly by the land formerly owned by E.O. Smith, known as the "Avenue Rancho" South by the land of A.L. Huyck, and Westerly by the Alum Rock Avenue. containing 14

1895

acres of land, more or less.

That your petitioner herein desires to sell and therefore petitions for an Order of sale of an undivided one twentieth interest in and to all the tract of land first hereinabove described lying Westerly of said Alum Rock Avenue, and bounded as follows, to wit: Bounded on the Easterly ----- by said Alum Rock Avenue, Southerly by the lands of Huyck, Westerly by the lands of Spence, Shuart, Raggio and White, and Northerly by lands of White and the City Reservation.

That the whole value of said undivided 1/20th interest of said real estate is about $1000. and that the whole value of said undivided 1/20th interest of the land herein sought to be sold is about $400.

That said 14 acres of land lying Easterly of said Alum Rock Avenue is improved and has a house, barn and other buildings, and a growing orchard thereon. That said tract of land lying Westerly of said Avenue and herein sought to be sold is unimproved, except that it is enclosed by a fence and has a small house thereon, and that its annual rent does not exceed $300.

That it is for the advantage, benefit and best interests of said estate and those interested therein, that said interest in and to said real

1895 estate lying Westerly of said Avenue above mentioned, be sold, That said interest is held in common with several other persons, that the income of said 1/20th interest after taxes and other expenses are paid is of little or no value to said estate and those entitled thereto. That the residue of the proceeds of sale will, your petitioner believes, be of more value to the heirs and those interested in said estate, than the land in its present undivided state. That the condition and topography of said land is such that it cannot be advantageously partitioned.

That all of said interest in and to said real estate was acquired by said deceased by succession from his father Samuel Knapp now deceased, and therefore separate property.

That the following are the names and ages of the heirs of said deceased and of those entitled to said estate, by right of representation, so far as known to petitioner, to wit: your petitioner Mary C. Knapp aged 64 years: Jesse C. Knapp aged 37 years, Orcott J. Knapp aged 35 years, George B. Knapp aged 33 years, Elener E. Knapp aged 21 years, and Liberty A. Jarman aged 23 years, Charles P. Jarman aged 21 years, Frederick W. Jarman aged 19 years and Harry E. Jarman

1895 aged 17 years, the last four named persons being the surviving children of Amanda A. Jarman now deceased.

Prays for an Order of sale authorizing your petitioner to sell the whole or so much and such parts of said interest of said deceased in and to said real estate lying Westerly of said Alum Rock Avenue as said Court shall judge necessary.

Petition duly verified by petitioner Oct. 24, 1895.

Oct. 24 Order made, entered and filed. To show cause on Friday Nov. 22d 1895 at 10 o'clock A.M. why an order should not be granted to said Administratrix to sell so much of the real estate as shall be necessary, and for the publication of a copy of this order at least four successive weeks in the Evening News, a newspaper &c.

Record 47 p. 22.

Nov. 21 Affidavit of C.W. Williams, printer and publisher of "The Evening News" a daily newspaper, published and printed in the City of San Jose, Santa Clara County, Cal. of publication of foregoing "Order to Show cause why sale of real estate should not be made" in said newspaper for 29 consecutive days from Oct. 24th 1895 to Nov. 21st 1895 every day, first and last days in-

1895 cluded, Sundays excepted.

Subscribed and Sworn to Nov. 21st 1895.

Nov. 22 Order of sale of real estate made, entered and filed.

Ordered, adjudged and decreed that said Mary C. Knapp Administratrix of the Estate of Edwin Alonzo Knapp deceased be and she is hereby authorized to sell either in one parcel or in subdivisions, as said Administratrix shall judge most beneficial to said estate the real estate belonging to said estate hereinafter described at public auction to the highest bidder, upon the following terms to wit: Ten per cent cash down and the balance on confirmation of sale by said Court.

That before making such sale, said Mary C. Knapp execute an additional bond to the State of California, in penal sum of $1000. conditioned according to law.

The following is the real estate hereby authorized to be sold, being situated in said County of Santa Clara, State of California, bounded and described, as follows, to wit:

An undivided 1/20 interest in and to all that certain tract or parcel of land bounded on the Easterly --by Alum Rock Avenue, Southerly by the land of Huyck; Westerly by the lands of Spence,

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1895	Shuart, Raggio and White: and Northerly by the lands of White and the City Reservation, and being a part of the Pueblo Tract No. 1 and being all that parcel of land lying Westerly of said Alum Rock Avenue, conveyed to Samuel Knapp now deceased, by A. Pfister as Mayor of the City of San Jose, by deed dated August 7th 1872, as recorded in Book 10 of Deeds at page 421, record of said Santa Clara County, to which reference is hereby made for a fuller description, containing about 90 acres of land. Record 47 p.106.
Nov. 27	Bond of Administratrix in penal sum of $1000. given on sale of real estate approved and filed
Dec. 24	Return and account of sale of real estate and petition for confirmation thereof filed, shows: That in pursuance of said Order of sale, she caused notice of the time and place of holding such sale to be posted up in three of the most public places in said County of Santa Clara, and to be published in The Evening News, a newspaper printed and published in the same County, for three weeks successively next before sale, in which notice the lands to be sold were described with common certainty and refers to affidavits "A" and "B" hereunto annexed and made part

1895 of this return.

That at the time and place of holding such sale specified in such notice, to wit: on Monday Dec. 23d 1895 at 11 o'clock A.M. at the front door of the County Court House in the City of San Jose, County of Santa Clara, California, she sold in one parcel, at public auction to the highest bidder, for cash, 10 per cent of purchase price, down, balance on confirmation of sale, the real estate in said order of sale, and in said notice.

That at such sale W.S.Clayton became the purchaser of said real estate for the sum of $350. he being the highest and best bidder, and said sum being the highest and best sum bid.

That said sale was legally made and fairly conducted, that the sum bid is not disproportionate to the value of the property sold, and that a sum exceeding such bid at least 10 per cent exclusive of the expenses of a new sale cannot be obtained.

Prays for an order confirming said sale, and directing execution of conveyance to purchaser.

Return subscribed and sworn to by Mary C.Knapp Dec. 23d 1895.

"A"

Affidavit of Edward Haley of posting on Nov.

1895 30th 1895 true copies of annexed Notice of time and place of sale of real estate in three public places (naming them) in the County of Santa Clara, and that said notices remained posted for three weeks successively next before the day of sale mentioned in said notices.

Subscribed and Sworn to Dec. 23d 1895.

"B".

Affidavit of C.W.Williams, printer and publisher of "The Evening News" a daily newspaper showing publication of "Notice of Sale of Real Estate" in said newspaper for 22 consecutive days from Nov. 30th 1895 to Dec. 21st 1895 every day first and last days included, Sundays excepted.

Subscribed and Sworn to Dec. 21, 1895

Note: Annexed to foregoing Affidavits A and B are printed copies of notice of sale in which notice is given that said Administratrix will sell at public auction to the highest bidder for cash, subject to confirmation, on Monday Dec. 23d 1895 at 11 o'clock A.M. at the front door of the County Court House all the right, title and interest of decedent in and to (premises in order of sale described, describing same) with terms and conditions of sale.

"D"

Is account of sales, showing sale on Dec. 23rd

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1895	1895 to W.S.Clayton for the sum of $350. the (property in order of sale described)
Dec.24	Clerk's Office entry filed. January 10th 1896 at 10 o'clock A.M. fixed for hearing return of sale of real estate.
Dec.24	Clerk's Notices of foregoing hearing issued, describes premises sold,to whom sold,the price obtained therefor,and refers to return of sale for further particulars,and that the hearing of said return of sale will be had on Jany.10th 1896 at 10 o'clock A.M.
Dec.31	Affidavit of J.J.Bradley endorsed on a copy of foregoing Notice and filed,of posting copies thereof on Dec.30th 1895 in three public places (naming them) in the County of Santa Clara. Subscribed and Sworn to Dec.30th 1895
1896 Jan.15	Order confirming sale entered and filed. Recites: Return of sale filed herein and proofs made on the hearing of said return of sale and sale made to W.S.Clayton of said real estate for the sum of $350. And it appearing to the Court that said sale was legally made and fairly conducted. Ordered,adjudged and decreed that the said sale be and the same is hereby confirmed, and

1896 approved, and the proper and legal conveyances of all the said real estate are hereby directed to be executed to said purchaser by said Administratrix.

Done in open Court this 10th day of January 1896

John Reynolds,

Superior Judge.

Record 48 p.58.

Note: A certified copy of foregoing Order confirming sale of real estate recorded in County Recorder's office, Santa Clara County Jany. 15th 1896 in Liber 2 of Miscellaneous Records page 365 .

Superior Court,

of the

County of Santa Clara,

In the Matter of the Estate

of

Etta L. Knapp, Deceased.

Reg. I page 109. Estate 3412.

1895

Apl. 29 Petition of Mary C. Knapp for Letters of Administration, filed.

Shows: That said Etta L. Knapp died on or about Oct. 8, 1890, in the County of Santa Clara, State of California, being at the time of her death a resident of said County and leaving estate therein consisting of real property.

That the value and character of said property are as follows, to wit:

An undivided 1/20th interest in and to that certain 90 acres of land situate in said Santa Clara County and bounded Northerly by the Alum Rock City Reservation, Easterly by the Alum Rock Avenue, Southerly by the land of Huyck and Westerly by the lands of Spence, Shuart, Raggio and White and known as the Knapp Ranch.

That the value of said 1/20 interest is about $500.00.

1895	That the estate and effects do not exceed the value of $500.oo That the next of kin and heirs at law of said deceased is said Mary C.Knapp aged 64 years residing at San Jose,Cal. That due search and inquiry have been made to ascertain if said deceased left any will and testament,but none has been found and according to the best knowledge,information and belief of petitioner said deceased died intestate. That petitioner is the mother of said deceased and therefore entitled to Letters of Administration of said Estate. That said decedent was unmarried. Prays for Letters of Administration &c. Dated April 29,1895. (sgd) Welch & Wilcox, Attys for Petitioner.
Apl.29	Clerk's Notice showing appointment of May 10, 1895 for hearing upon said Petition,filed.
Apl.29	Affidavit of W.Denker of posting on April 29, 1895 exact and true copies of the Notice of time and place appointed for hearing upon said Petition,in three of the most public places in the County of Santa Clara (naming them) filed.
May 10	Order continuing hearing upon Petition for

1895	Letters of Administration to May 24,1895 made and entered. Pro.Rec.51 p.488.
May 24	Hearing upon Petition for Letters of Administration continued to June 7,1895. Pro.Rec.51 p.524.
June 7	Order appointing Mary C.Knapp Administratrix of the Estate of said Deceased and directing Letters of Administration to issue to her upon taking the oath and giving a bond according to law,in the sum of $100. made,entered and filed. Pro.Record 44 p.173
June 14	Bond of Administratrix approved and filed. Recorded in Book G Bonds page 118.
June 14	Letters of Administration (with oath annexed) issued to Mary C.Knapp and filed. Recorded in Book Letters page .
July 30	Order of Publication of Notice to Creditors in some newspaper printed and published in the County of Santa Clara,at least once a week for four weeks made,entered and filed. Pro.Record 44 p.438
1896	
Jany.2	Order entered and filed,appointing E.W.Clayton,Charles P.Jarman and F.N.Greely,Appraisers. Record 44 p.332.

1896

Jan. 2 Letters of Appraisement issued.

Jan. 11 Inventory and Appraisement filed, shows:

Real Estate.

First: An undivided 1/20 interest of that certain lot, piece or parcel of land situate in said County of Santa Clara, State of California, described as follows, to wit: Bounded on the Easterly --- by the Alum Rock Avenue, Southerly by lands of Huyck: Westerly by the lands of Spence, Shuart, Raggio, and White: Northerly by the lands of White and the City Reservation, and being a part of Pueblo Tract No. 1 and being all that piece or parcel of land lying Westerly of said Alum Rock Avenue, conveyed to Samuel Knapp, now deceased, by A. Pfister, as Mayor of the City of San Jose, by deed dated Aug. 7th 1872, and recorded in Book 10 of Deeds at page 421, records of Santa Clara County to which reference is hereby made for a fuller description. Containing about 90 acres of land.

Valued at $350.00.

A distributable interest in the estate of Edwin A. Knapp, deceased valued at 25.00.

Total $375.00

All of which is separate property.

Superior Court

of the

County of Santa Clara.

In the Matter of the Estate

of

Ann A.A.Jarman, Deceased.

Reg.I page 136. Estate 3432.

1895

May 27 Petition of Mary C.Knapp (widow) for Letters of Administration filed.

Shows: That Ann A.A.Jarman died on or about Apl.9,1884 in the County of Santa Clara,State of California,being at the time of her death a resident of said County and leaving estate therein consisting of 1/20 interest in and to 107.14 acres of Pueblo Tract No.1.

That the estate and effects do not exceed the value of $500.oo.

That the next of kin and heirs at law of said deceased are Mary C.Knapp decedent's mother, aged 63 years,residing at San Jose,Santa Clara County,Cal. Liberty A.Jarman,and Charles G.Jarman residing in the City and County of San Francisco,and Frederick W.Jarman and Harry E.Jarman of San Jose,Santa Clara County and Annie Jarman widow of Hugh G.Jarman deceased formerly the

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1895	husband of Ann A.A.Jarman deceased. That due search and inquiry have been made to ascertain if said deceased left any will and testament but none has been found,and according to the best knowledge,information and belief of petitioner said deceased died intestate. That petitioner is the mother of said deceased and therefore entitled to Letters of Administration. That the estate of Ann A.A.Jarman was her separate property and the full name of said decedent is Ann Amanda Arriella Knapp Jarman. Prays for Letters of Administration &c. Mary C. Knapp, By B.L.Ryder, her Attorney. Dated May 27,1895.
May 27	Clerk's Notice showing appointment of June 7 1895 for hearing, filed.
May 28	Affidavit of Posting filed.
June 7	Hearing continued one week.
June 14	Order dismissing proceedings made,entered and filed. Pro.Record 51 p.586 On motion of B.L.Ryder Attorney for Petitioner for Letters of Administration on said Estate the petition of Mary C.Knapp for said Letters

1895 of Administration is withdrawn and all proceedings thereunder and herein are hereby ordered dismissed.

Dated June 14th 1895.

(sgd) John Reynolds,

Superior Judge.

In the Superior Court of the City and County of San Francisco, State of California.

In the Matter of the Estate

of

Amanda A. Jarman deceased.

Order Confirming Sale of Real Estate.

Dated Jany.13,1896.

Charles P.Jarman,Administrator of the Estate of Amanda A.Jarman deceased,having made to this Court and filed in the office of the Clerk thereof his return and account of sales and proceedings under the order of sale herein,and said matter coming on regularly this day to be heard and it duly appearing to the Court by documentary evidence and the testimony of witnesses, that in pursuance of said order of sale,and as ordered by the Court,said Administrator caused notice of the time and place of holding said sale to be posted up in three of the most public places in County of Santa Clara in which the land ordered to be sold is situated, and to be published in the San Jose Daily Mercury,a newspaper printed and published in the same County of Santa Clara,for three weeks successively next before such sale,in which order of sale and notice the lands and tenements to be sold were described with common certainty,as follows,to wit:

An undivided 1/20 interest of that certain piece, lot or parcel of land situate in said County of Santa

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Clara, State of California, described as follows, to wit:

Bounded on the Easterly by the Alum Rock Avenue, Southerly by lands of Huyck: Westerly by the land of Spence, Shuart, Raggio, and White: Northerly by the lands of White and the City Reservation and being a part of Pueblo Tract No.1 and being all that parcel of land lying Westerly of said Alum Rock Avenue, conveyed to Samuel Knapp now deceased, by A.Pfister as Mayor of the City of San Jose, by deed dated August 7th 1872, and recorded in Book 10 of Deeds at page 421, records of said Santa Clara County, to which reference is hereby made for a fuller description. Containing about 90 acres of land.

That at such sale Mary C.Knapp became the purchaser of said real estate for the sum of $350. she being the highest and best bidder and said sum being the highest and best sum bid for said real estate.

And it appearing to the Court that said sale was legally made and fairly conducted and the Court being fully advised in the premises.

Wherefore it is by the Court here Ordered, Adjudged and Decreed that the said sale be and the same is hereby confirmed and approved and the proper and legal conveyances of all said real estate are hereby directed to be executed to said purchaser by said Administrator.

Done in open Court this 13th day of January 1896.

Charles W. Slack,

Superior Judge.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

(Endorsed)

Filed Jany.13,1896.

C. F. Curry, Clerk.

By E. S. Hawley, Deputy Clerk.

Certificate annexed of C.F.Curry,County Clerk of the City and County of San Francisco,and Clerk of the Superior Court thereof,that the foregoing is a full, true and correct copy of the order confirming sale of Real Estate in the Matter of the Estate of Amanda A. Jarman, deceased,tested Jany.13th 1896 under seal.

Recorded Jany.15,1896.

Book 2 Miscellaneous Page 367 .

Mrs. M. C. Knapp

O. J. Knapp,

J. C. Knapp and

E. E. Knapp

To

Rudolph Hoelbe.

A G R E E M E N T O F S A L E .

Dated August 15,1895.

First parties agree to sell unto second party and second party agrees to buy all that certain lot or parcel of land situate in the County of Santa Clara, State of California, described as follows:

Beginning at a 2"x 3" white stake marked W.P. standing at the point on intersection of the South Western line of the Alum Rock Park Reservation in Pueblo Tract No.1 San Jose City lands, with the North Western line of the Alum Rock Park Avenue, from which stake a cypress 25" diameter marked B.T.W.P. on East side, bears S 41 3/4° W 1.35 1/2 chs and a Pine 9" dia. marked B.T.W.P. bears S 18° E 98 lks and a white oak 3' dia. marked P.P.6. as one of the corners in said South Western line of said Reservation bears N 70° 30' W 2.89 chs: and running thence along said North Western line of said Alum Rock Avenue S 42 3/4° W 1.38 1/2 chs to a 2"x 3" white stake marked W.H.1. from which a cypress 24" dia. marked B.T.W. H.I. on its Northwestern face bears S 71 1/2° E 1 1/2

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lks and S 18° 24' W 4.97 chs to a 2"x 3" white stake marked W.H.2. from which a cypress 8" dia bears N 29 1/2° E 25 9/10 lks and a cypress 12" dia bears S 7 1/2° W 21 lks, both being marked B.T.W.H.2. thence leaving said line of said Avenue and running N 73° 23' W 10.17 chs to a 2" x 3" white stake marked W.H.4 and N 59°12' W 29.14 chs to a white oak 33" dia. at South westernmost corner of said Reservation marked P.P.I. and being also Easternmost corner of that part of said Pueblo Tract No.1 now owned by Chas. White, and thence along said South Western line of said Reservation with the following courses and distances, N 74° 30' E 7.34 chs to a 4"x 4" white post marked P.P.2 from which a stout oak 6" dia. marked B.T.P.P.2. bears N 34 1/2° W 70 lks and a stout oak 5" dia marked B.T.W.H.8 bears S 52 3/4° W 2.22 chs, S 64° 30' E 8.58 chs to a white oak stump with 4"x 4" white post driven into it, and marked P.P.3. from which a white oak 28" dia marked B.T.1.P. bears S 23° 25' E 83 lks: S 35 1/2° E 4.62 chs to a white oak stump marked P.P.4. S 86° E 7.90 chs to a white oak stump marked P.P. 5, S 59° 45' E 10.58 chs to a white oak 3 feet in diameter marked P.P.6 and S 74° 30' E 2.89 chs to the point of beginning. Containing 22.38 acres and being a part of the 107.14 acre tract in Pueblo Tract No.1 San Jose City Lands, conveyed by the Mayor and Common Council of the City of San Jose, to Samuel Knapp by deed of August 7, 1872 and recorded in Book 10 of Deeds Page 421, Santa

Clara County Records, Courses true. Variation 17° East. for the sum of $2238.00 as follows:

$200. cash in hand paid, to remain in hands of James A. Clayton & Co. the agents making this sale, until the title passes, and return same to buyer if the title is defective. Balance of $2038.00 to be paid on or before 10 days after notice of perfection of title. Title to be completed within six months from the date hereof.

First parties on receiving such payment agree to execute and deliver to second party, a good and sufficient deed conveying said premises free from incumbrances.

Acknd. Aug. 15, 1895.

By M.C.Knapp (widow) and R. Hoelbe.

Before Edward W.Clayton N.P.

Acknd. Aug. 27, 1895.

By O.J.Knapp and J.C.Knapp.

Before Chas.H.Phillips N.P.

City and County of San Francisco, Cal.

Acknd. (by E.E.Knapp) Aug. 29, 1895.

Before Edward W.Clayton N.P.

Recorded Aug. 29, 1895.

Book 1 Miscellaneous Page 604.

T A X E S .

STATE AND COUNTY.

Fiscal years

1872 - 73)
To : PAID.
1894 - 95)

1895 - 96 On Land PAID.

On Mortgage David Jacks,

First installment Paid.

Second installment Due and Payable.

NO JUDGMENT LIENS.

The foregoing Abstract consisting of pages One to 68, inclusive, made at SAN JOSE, CALIFORNIA, JANUARY Eighteenth 1896, at Nine o'clock A.M.

SAN JOSE ABSTRACT COMPANY.

By J C Edwards Manager.

Continuation of The Foregoing Abstract.

AS TO

Lots No. Three, Four, Five and Six of the Knapp Tract.

In the Matter of the Estate)
of)
Etta L. Knapp, Deceased)

Continued

Reg. I Page 109, Estate 3412

1896

Jan. 24 Affidavit of Elgin C. Hurlbert principal clerk of the printers ofthe New Charter, a weekly newspaper &c of Publication of Notice to Creditors in said newspaper for eight successive weeks, from the 2nd day of August 1895 to the 27th day of Sept. 1895 inclusive, that is to say, every week, filed.

Jany. 24 Decree establishing Due and legal Notice to Creditors, made entered and filed.

P. R. 44 p 583

Jany. 31 Waiver of Commissions of Administratrix filed.

Jany. 31 Receipt for Attorneys fees filed.

1897

June 28 Final Account filed.

June 28 Petition of Mary C. Knapp, Administratrix &c for Distribution of Estate, filed.

Shows: (Previous Proceedings)

That all the debts of said deceased and of said estate and all the expenses of the administration thereof thus far incurred and all taxes that

have attached to or accrued against said estate, have been paid and discharged, and said estate is now in a condition to be closed.

That the residue of said estate now remaining in petitioners hands is fully set forth and described in the Schedule marked "A" hereunto annexed and made part of the petition.

That the said estate is and was separate property of said deceased.

That the said Etta L. Knapp died intestate in the said County of Santa Clara, on the 8th day of October 1890, leaving her surviving your petitioner, Mary C. Knapp, her mother, aged about 66 years residing at San Jose, California.

That said Mary C. Knapp is entitled to all the residue of said estate.

Prays that the administration of said estate may be brought to a close, and that he may be discharged from her trust as such Administratrix.

That, after due notice given and proceedings had, the estate remaining in her hands as aforesaid may be distributed to her, or that such other or further order may be made as in meet in the premises.

(sgd) J.R.Welch,

Dated June 28, 1897

Atty for said Petitioner.

Annexed to and forming a part of foregoing Petition is Schedule "A" the same containing a description of the residue of said estate, to wit:

An undivided 1/20 interest in that parcel of land situate in the County of Santa Clara, State of

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California, and described as follows, to wit:

Bounded on the East by the Alum Rock Ave, Southerly by the lands of Huyck, Westerly by the lands of Spence, Shuart, Raggio and White, Northerly by the lands of White and the City Reservation and being a part of Pueblo Tract No.1 and being all the parcel of land lying Westerly of said Alum Rock Ave. conveyed to Samuel Knapp now deceased, by A. Pfister as Mayor of the City of San Jose, ~~of San Jose~~, by deed dated August 7, 1872 and recorded in Book 10 of Deeds, page 421, Records of Santa Clara County, to which reference is hereby made for a fuller description, containing about 90 acres of land.

June 28 — Order appointing Friday, July 9, 1897 day for the settlement of said Final Account and hearing upon petition for Distribution and directing the Clerk to give notice thereof by causing notices to be posted in at least three public places, in said Santa Clara County, at least ten days before said day of settlement, and hearing for distribution according to law, made, entered and filed.

P. R. 50 p 455

June 28 — Clerks notice showing appointment of July 9, 1897 day for the settlement of said Final Account and hearing upon said Petition for Distribution, filed.

June 29 — Affidavit of J.M. Shilue of Posting on June

28, 1897 exact and true copies of the Notice of Time and place appointed for the settlement of said Final Account and hearing upon said petition for distribution in three of the most public places in said Santa Clara County (naming them) filed.

July 9 Order settling account and distributing estate made and entered. P.R. 52 p 621

July 10 Decree of Settlement of Final Account and Distribution of Estate filed and entered.

P.R. 59 p 32

Ordered, Adjudged and Decreed that the said Final Account of the said Administratrix be and the same is hereby finally settled, allowed and approved and that the residue of saidestate hereinafter described and any other property not now known or discovered, which may belong to said estate, or in which the said estate may have any interest, be and the same is hereby distributed as follows;

To said Mary C. Knapp:

The following is a description of said residue of said estate referred to in this decree, and of which distribution is now ordered as aforesaid:

An undivided 1/20 interest in that parcel of land situate in the County of Santa Clara, State of California, described as follows, Bounded on the East by the Alum Rock Ave; South by lands of

of Huyck, West by the lands of Spence, Shuart, Raggio and White, Northerly by the lands of White and the City Reservation, and being a part of Pueblo Tract No. 1 and being all that parcel of land lying Westerly of said Alum Rock Ave. conveyed to Samuel Knapp now deceased, by A. Pfister, as Mayor of the City of San Jose, by deed Dated Augt. 7, 1872 and recorded in Book 10 of Deeds, page 421 Records of Santa Clara County to which reference is hereby made for a fuller description.

Containing about 90 acres of land.

Dated July 9, 1897 (sgd) M. H. Hyland,

Judge.

George B. Knapp

to

Mary C. Knapp (widow)

DEED

Dated May 14, 1891

Cons. $10.00

Grant, bargain, sell, convey and confirm unto the said second party, her heirs and assigns forever, all that certain parcel of land situate in the County of Santa Clara, State of California, bounded and described as follows:

(same as in Liber 10 of Deeds, page 421, A. Pfister as Mayor of the City of San Jose, to Samuel Knapp, see page 11 of Abstract)

Excepting therefrom the following parcel of land heretofore conveyed to Charles S. Thurber by L. F. Chipman, Guardian of the persons and estates of Hattie M. Knapp, Alma J. Knapp, Ellard E. Knapp and Joshua Knapp, minors, by order and decree of the Superior Court, of the County of Santa Clara, State of California, on or about April 18th 1884, described as follows, to wit: Bounded on the East by lands of E. O. Smith, on the West by Santa Clara Avenue, on the North by the City Reservation and on the South by lands of Huyck and containing about 14 acres of land.

Acknd. May 14, 1891

Before B. L. Ryder, Court Commissioner

Recorded Jany. 24, 1896.

Book 187 of Deeds, page 165

Alma I. Flynn,

formerly Alma I. Knapp

to

Mary C. Knapp (widow)

D E E D

Dated June 22, 1893.

Cons. $10.oo

Grant, bargain, sell, convey and confirm unto the said second party, her heirs and assigns forever, all that certain parcel of land in the County of Santa Clara, State of California, described as follows:

(same as in Liber 10 of Deeds, page 421, A. Pfister as Mayor of the City of San Jose to Samuel Knapp, see page 11 of Abstract)

Excepting therefrom the following parcel of land heretofore conveyed to Charles S. Thurber by L. F. Chipman, Guardian of the persons and estate_ of Hattie M. Knapp, Alma I. Knapp, Ellard E. Knapp and Joshua Knapp, minors by order of the Superior Court of Santa Clara County, State of California, on or about April 18, 1884 described as follows:

Bounded on the East by lands of E. O. Smith, on the West by Santa Clara Ave. on the North by the City Reservation, and on the South by lands of Huyck and containing about 14 acres of land.

Said above described lands being the separate property and estate of the first party herein.

Acknd. June 22, 1893

Before Bainbridge L. Ryder, N.P.

Recorded Jany. 24, 1896

Book 187 of Deeds, page 158

SAN JOSE ABSTRACT COMPANY
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Hugh Joshua Knapp

sometimes called

Joshua H. Knapp (unmarried)

to

Mary C. Knapp (widow)

D E E D

Dated January 17, 1893.

Cons. $10.00

Grant, bargain, sell, convey and confirm unto second party, her heirs and assigns forever, all that certain parcel of land in the County of Santa Clara, ~~County of Santa Clara~~, State of California, bounded and described as follows to wit:

(same as in Liber 10 of Deeds, page 421, A. Pfister as Mayor of the City of San Jose to Samuel Knapp, see page 11 of Abstract)

Excepting therefrom the following parcel of land heretofore conveyed to Charles S. Thurber by L. F. Chipman Guardian of the persons and estates of Hattie M. Knapp, Alma I. Knapp, Ellard E. Knapp and Joshue H. Knapp, minors by order and decree of the Superior Court of Santa Clara County, State of California, on or about April 18, 1884 described as follows, to wit: Bounded on the East by lands now or formerly of E. O. Smith, on the West by Santa Clara Ave. on the North by the City Reservation, and on the South by lands of Huyck and containing about 14 acres of land. Said above described property being the separate estate of said first party herein.

Acknd. Jany. 17, 1893

Before Bainbridge L. Ryder, N. P.

SAN JOSE ABSTRACT COMPANY
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Recorded Jany. 24, 1896

Book 187 of Deeds, page 170

Hattie Mary Davidson,

wife of Thomas J. Davidson and

formerly Hattie Mary Knapp

to

Mary C. Knapp (widow)

D E E D

Dated August 16, 1893.

Cons. $10.oo

Grant, bargain and sell, convey and confirm unto second party, her heirs and assigns forever, all that certain parcel of land in the County of Santa Clara, State of California, described as follows, to wit:

(same as in Liber 10 of Deeds, page 421, A. Pfister as Mayor of the City of San Jose to Samuel Knapp, see page 11 of Abstract.)

Excepting therefrom the following parcel of land heretofore conveyed to Charles S. Thurber by L.F.Chipman, Guardian of thepersonssand estates of Hattie M. Knapp, Alma I. Knapp, Ellard E. Knapp and Joshua Knapp, minors, by order and decree of the Superior Court of the County of Santa Clara State of California, on or about April 18, 1884 described as follows, to wit: Bounded on the East by lands now or formerly of E.O.Smith, on the West by Santa Clara Ave. on the North by the City Reservation and on the South by lands of Huyck, and containing about 14 acres of land. Said above described lands are the separate property and estate of the first party herein.

Acknd. Augt. 16, 1893

Before L. Meininger, N.P.

City and County of San Francisco

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

Recorded Jany. 24, 1896.

Book 187 of Deeds, page 174

Charles P. Jarman
the duly appointed, qualified and acting
Administrator of the Estate of
Amanda A. Jarman, deceased

to

Mary C. Knapp

DEED

Dated January 16, 1896.

Cons. $350.00

Recites, Whereas on November 25, 1895 the Superior Court of the City and County of San Francisco, State of California, made an order of sale authorizing the said party of the first part to sell certain real estate of the said Amanda A. Jarman deceased, situate in the County of Santa Clara, State of California, and specified and particularly described in said order of sale either in one parcel or subdivisions as the said first party should judge most beneficial to said estate and which order of sale now on file and of record in the said Superior Court is hereby referred to and made a part of this indenture.

And whereas under and by virtue of said order of sale and pursuant to legal notices given thereof the said first party on the 23rdday of Dec. A.D. 1895 at the front door of the County Court House in said Santa Clara County, between the hours of 9 o'clock in the morning and the setting of the sun on the same day, to wit: at 11 o'clock A.M. offered for sale in one parcel (judging it most beneficial to saidestate) at public auction and subject to confirmation of said Superior Court, the said real estate situate in

the said County of Santa Clara, Cal. and specified and described in said order of sale as aforesaid and at such sale the said second party became the purchaser of the whole of said real estate hereinafter described for the sum of $350 she being the highestand best bidder and that being the highest and best sum bid.

And Whereas the said Superior Court upon the due and legal return of his proceedings under the said order of sale made by said first party on or about Dec. 30, 1895 af ter making the said sale and upon due and legal notice of at least ten days given as the law requires did on Jany.13, 1896 make an order confirming said sale and directing conveyances to be executed to the said party of the second part, a certified copy of which order of confirmation was recorded in the office of the County Recorder of the said County of Santa Clara, within which the said lands sold are situated on the 15th day of Jany. A.D. 1896 and which said order of confirmation now on file and of record in said Superior Court and which said record thereof in said Recorders office are hereby referred to and made a part of this indenture. And whereas under and by virtue of said order of sale and pursuant to legal notices given thereof said firstparty on Dec. 23, 1895 at the front door of the Court House in said Santa Clara County, between the hours of 9 o'clock in the morning and the setting of the sun on the same day to wit: at 11 o'clock A.M. offered for sale in one parcel (judging it most beneficial to said estate) at public auction and subject to confirmation of said Superior Court the said real estate situate in said County of Santa Clara, and specified and described in said order of sale as aforesaid and at such sale the said second party became

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the purchaser of the whole of said real estate hereinafter particularly described for the sum of $350 she being the highest and best bidder and that being the highest and best sum bid. And whereas the said Superior Court upon due and legal return of his proceedings under the said order of sale made by the said first party on or about Dec. 30, 1895 after making the said sale and upon due and legal notice of at least ten days given as the law requires did on Jany. 13, 1897 make an order confirming said sale and directing conveyances to be executed to the said second party a certified copy of which order of confirmation was recorded in the office of the County Recorder of said County of Santa Clara, within which said lands so sold are situated on Jany. 15, 1896 and which said order of confirmation now on file and of record in said Superior Court and which said record thereof in said Recorders office are hereby referred to and made a part of this indenture, Do grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns forever, all the right, title, interest and estate of the said Amanda A. Jarman, deceased at the time of her death and also all the right, title and interest that the said estate by operation of law or otherwise may have acquired other than or in addition to that of said intestate at the time of her death. an undivided one twentieth (1/20) interest in and to all that certain parcel of land in said County of Santa Clara, described as follows, to wit:

(same as in Liber 188 of Deeds, page 158, Estate of Knapp to Clayton)

(sgd) Charles P. Jarman, Administrator of the Estate of Amanda A. Jarman, deceased.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

Acknd. Jany. 16, 1896.

Before Edwin A. Wilcox, N. P.

Recorded Jany. 31, 1896.

Book 188 of Deeds, page 162

Mary C. Knapp,
the duly appointed, qualified and acting
Administratrix of the Estate of
Edwin Alonzo Knapp, deceased

to

W. S. Clayton

DEED

Dated January 16, 1896.

Cons. $350.00

Recites, Whereas on the 22nd day of November 1895 the Superior Court of the County of Santa Clara, State of California, made an order of sale authorizing said first party to sell certain real estate of the said Edwin Alonzo Knapp, deceased situate in the County of Santa Clara, State of California, made an order of sale authorizing the said first party to sell certain real estate of the said Edwin Alonzo Knapp, deceased situate in the County of Santa Clara, State of California, and specified and particularly described in said order of sale either in one parcel or in subdivisions as the said party of the first part should judge most beneficial to said estate and which said order of sale now on file and of record in the said Superior Court is hereby referred to and made a part of this Indenture.

And Whereas under and by virtue of said order of sale and pursuant to legal notices given thereof the said first party on Dec. 23, 1895 at the front door of the County Court House in said Santa Clara County between the hours of 9 o'clock in the morning and the setting of the sun on the same day, to wit: at 11 o'clock A.M. offered for sale in one par-

cel (judging it most beneficial to said estate) at public auction and subject to the confirmation of said Superior Court the said real estate situated in the said County of Santa Clara, Cal. and specified and described in said order of sale as aforesaid and at such sale the said second party became the purchaser of the whole of said real estate hereinafter particularly described for the sum of $350 he being the highest and best bidder and that being the highest and best sum bid.

And whereas the said Superior Court upon the due and legal return of her proceedings under the said order of sale made by said first party on Dec. 24, 1895 after making the said sale and upon due and legal notice of at least ten days given as the law requires did on the 10th day of Jany. 1896 make an order confirming said sale and directing conveyances to be executed to the said second party, a certified copy of which order of confirmation was recorded in the office of the County Recorder of the said County of Santa Clara within which the said lands sold are situated on Jany. 15, 1896 and which said order of confirmation now on file and of record in said Superior Court and which said records thereof in said Recorders office are hereby referred and made a part of this indenture.

Do grant, bargain, sell, and convey unto the said party of the second part, his heirs and assigns forever, all the right, title, interest and estate of the said Edwin Alonzo Knapp deceased at the time of his death and also all the right, title and interest that the said estate by operation of law or otherwise may have acquired other than or in addition to that of said intestate at the time of her death, an un-

divided one twentieth (1/20) interest in and to all that certain parcel of land in said County of Santa Clara, described as follows:

Bounded on the Easterly_____ by theAlum Rock Ave. Southerly by the lands of Huyck, Westerly by the lands of Spence, Shuart, Raggio and White, Northerly by the lands of White and City Resrevation, and being a part of Pueblo Tract No. 1 and being all that piece or parcel of land lying Westerly of said Alum Rock Ave. conveyed to Samuel Knapp now deceased by A. Pfister, as Mayor of the City of San Jose by deed dated Augt. 7, 1872 and recorded in Book 10 of Deeds, page 421, Records of Santa Clara County, to which reference is hereby made for a fuller description, containing about 90 acres of land.

(sgd) Mary C. Knapp (seal)

Administratrix of the Estate of Edwin Alonzo Knapp, Deceased.

Acknd. Jany.__,1896

Before Edwin A. Wilcox, N. P

Recorded Jany. 31, 1896

Book 188 of Deeds, page 158

N O T E:

Map entitled "Map of the Knapp Tract" in Pueblo Tract No. 1 San Jose City Lands, Property of Mary C. Knapp.

Surveyed December 1895.

By Herrmann Bros. Surveyors and C. E.

San Jose, Cal.

Recorded Feby. 21, 1896.

Book "I" of Maps, page 3

Ellard Elmer Knapp single man

to

Mary C. Knapp (widow)

D E E D

Dated February 19, 1896.

Cons. $10.00

Grant, bargain, sell ,convey and confirm unto the said party of the second part and to her heirs and assigns forever, all those certain parcels of land in the County of Santa Clara, described as follows, to wit:

Lots one (1) Two (2) Three (3) Four (4) Five (5) Six (6) and Seven (7) of the Knapp Tract according to a map of the same duly recorded in Book "I" of Maps, page 3, Records of Santa Clara County, State of California, reference to which is hereby made.

Containing 70.36 acres.

Acknd. Feby.29,1896

Before Edward W. Clayton, N. P.

Recorded Feby. 29, 1896

Book 185 of Deeds, page 526

Jesse Cyrus Knapp

to

Mary C. Knapp

D E E D

Dated November 14, 1896.

Cons. $250.oo

Grant, bargain, sell, convey and confirm unto the said party of the second part and to her heirs and assigns forever, all that certain parcel of land in the County of Santa Clara, described as follows, to wit:

Lots numbered Three (3) Four (4) Five (5) and Six (6) of the Knapp Tract in Pueblo Tract Number 1 according to a map of same as recorded in the office of the County Recorder in Book "I" of Maps, page 3, Records of Santa Clata County, State of California, reference to which is hereby made.

Also all my, right title and interest in and to the estate of Edwin Alonzo Knapp and Amanda A. Knapp Jarman, Etta L. Knapp, George B. Knapp, Hugh J. Knapp and Hattie M. Knapp Davidson and Alma I. Knapp Flynn.

Acknd. Nov. 14, 1896

Before Wesley Pieper, N. P.

Recorded Nov. 14, 1896

Book 194 of Deeds, page 428

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

Mary C. Knapp of the first part

Will S. Clayton of the second part and

Julia McMullin of the third part

DEED OF TRUST

Dated November 14,1896

To secure the payment of a promissory note for $300 and also any additional sums advanced by third party to first party.

Conveys to the second party, his successors or assigns the following described real property in the County of Santa Clara, to wit:

Lots numbered 3,4,5 and 6 of the Knapp Tract according to a map of same recorded in Book I of Maps, page 3, Records of Santa Clara County.

Upontrust to be reconveyed to first party upon payment of said sums so borrowed and interest but in default thereof to be sold after advertisement according to law.

Acknd. Nov. 14,1896

Before Wesley Pieper, N. P.

Recorded Nov. 14, 1896

Book K of Trust Deeds, page 82

TAXES

STATE AND COUNTY

Fiscal years

1895-96 Paid

1896-97 Paid

1897-98 On Land, First Installment, Paid

Second Installment, Due and payable

On Mortgage, All Paid

1898-99 Now a Lien.

NO JUDGMENT LIENS.

The foregoing CONTINUATION consistimg of pages 69 to 92 inclusive, made at SAN JOSE CALIFORNIA APRIL FOURTEENTH 1898 at Nine o'clock A. M.

SAN JOSE ABSTRACT COMPANY

By J. C. Edwards

Manager.